





**Price: \$640,000**

**MLS Number:** A11980465

**Condo / Town Home**

**17130 SW 36th Ct, Miramar, Florida 33027 USA**

**Beds:** 4

**Baths:** 2

**Half Baths:** 1

**Living Area:** 1,869

**HOA Fees:** \$283

**Year Built:** 2000

**Community:** PARCEL A NAUTICA PLAT

**Subdivision:** PARCEL A NAUTICA PLAT

**Elementary School:** Dolphin Bay

**Junior High:** Glades

**High School:** Everglades

## ABOUT THIS PROPERTY

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This 4 bedroom, 2.5 bathroom residence offers 1,869 square feet of thoughtfully updated living space throughout, combining the desirable gated community of Nautica, this townhome welcomes you with upgraded flooring throughout the downstairs, practicality for everyday use and entertaining. The downstairs half bathroom has also been upgraded, adding convenience and additional bedrooms provide flexibility for a variety of living needs. The outdoor patio has been enhanced to create a private retreat. A 2-car garage provides ample storage & Solar panels for improved energy efficiency. Residents of Nautica enjoy access to a private beach. Nautica Miramar delivers a well balanced combination of upgrades, space, and lifestyle amenities in one of Miramar's most exclusive communities.

# PROPERTY LOCATION

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Image



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